

FOR SALE

3-Unit Mixed-Use Retail/Residential



COLDWELL BANKER
COMMERCIAL
BLAIR



1440 E. 4TH STREET

L O N G B E A C H , C A L I F O R N I A 9 0 8 0 2

For more information contact:

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COLDWELL BANKER COMMERCIAL

CBC Blair
333 West Broadway, Ste. 312
Long Beach, CA 90802
Company DRE #01330395
www.cbcblair.com



BUILDING DESCRIPTION

ADDRESS:	1440 E. 4TH STREET LONG BEACH, CA 90802
SALE PRICE:	\$1,195,000
PRICE PSF:	\$483.22 PSF
BUILDING SIZE:	± 2,473 SF
LOT SIZE:	± 4,502 SF
APN:	7275-007-005
ZONING:	LBCNR
YEAR BUILT:	1914
GARAGES:	Two 1-car garages
CAP RATE:	± 4.19%

PROPERTY HIGHLIGHTS

- Fantastic Owner-User or Investment Property
- Located in thriving 'Retro Row' neighborhood
- Each unit is separately metered
- 1-car garage included in each residential lease
- Three buildings on one parcel
- Buyer to verify all information

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1440
EAST 4TH STREET
LONG BEACH, CA

RENT ROLL

UNIT	SF	RENT	RENT PSF	EXP. DATE
COMMERCIAL	800	\$1,395	\$1.74	M2M
HOUSE (2BD, 1BA)	968	\$2,046	\$2.11	M2M
APARTMENT (2BD, 1BA)	705	\$1,902	\$2.70	8/31/24

All measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.



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PHOTOS



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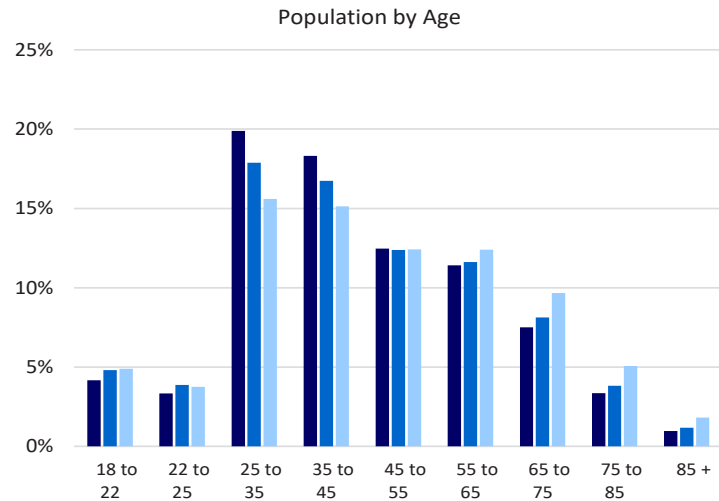
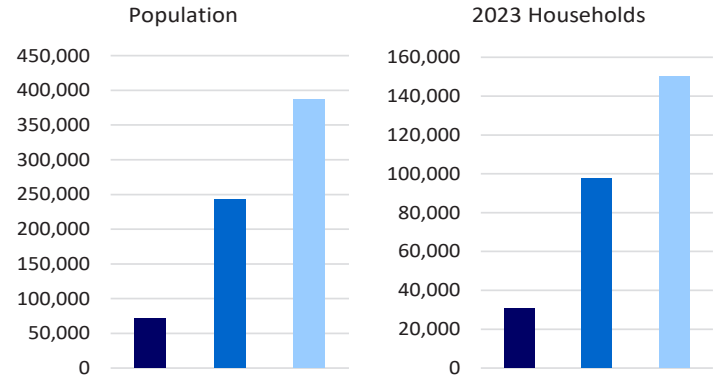
1440
EAST 4TH STREET
LONG BEACH, CA

DEMOGRAPHICS

Consumer Profile Report

STI: PopStats, 2023 Q4

	1 Mile		3 Miles		5 Miles	
Current						
2023 Population	71,959	---	243,355	---	387,116	---
2028 Projected Population	73,234	---	246,580	---	391,402	---
Pop Growth (%)	1.8%	---	1.3%	---	1.1%	---
2023 Households	30,679	---	97,775	---	150,127	---
2028 Projected Households	31,298	---	99,143	---	151,852	---
HH Growth (%)	2.0%	---	1.4%	---	1.1%	---
Census Year						
2000 Population	77,969	---	249,583	---	387,437	---
2010 Population	72,733	---	245,146	---	390,600	---
Pop Growth (%)	-6.7%	---	-1.8%	---	0.8%	---
2000 Households	29,764	---	92,750	---	144,196	---
2010 Households	30,902	---	98,328	---	151,338	---
HH Growth (%)	3.8%	---	6.0%	---	5.0%	---
Total Population by Age						
Average Age (2023)	38.3		38.5		40.3	
Children (2023)						
0 - 4 Years	4,661		15,014		21,811	
5 - 9 Years	3,295		12,087		18,940	
10-13 Years	2,680		9,915		15,932	
14-17 Years	2,762		10,650		17,911	
Adults (2023)						
18 to 22	2,995	4.2%	11,692	4.8%	18,911	4.9%
22 to 25	2,396	3.3%	9,407	3.9%	14,487	3.7%
25 to 35	14,306	19.9%	43,510	17.9%	60,411	15.6%
35 to 45	13,173	18.3%	40,748	16.7%	58,589	15.1%
45 to 55	8,976	12.5%	30,136	12.4%	48,092	12.4%
55 to 65	8,207	11.4%	28,273	11.6%	48,020	12.4%
65 to 75	5,401	7.5%	19,786	8.1%	37,437	9.7%
75 to 85	2,415	3.4%	9,294	3.8%	19,577	5.1%
85 +	691	1.0%	2,842	1.2%	6,996	1.8%



6/13/2024

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DEMOGRAPHICS

Consumer Profile Report

STI: PopStats, 2023 Q4

1 Mile

3 Miles

5 Miles

Population by Race/Ethnicity (2023)

	1 Mile	3 Miles	5 Miles
White, Non-Hispanic	18,332 25.5%	63,709 26.2%	119,823 31.0%
Hispanic	33,873 47.1%	109,485 45.0%	157,206 40.6%
Black	8,558 11.9%	28,394 11.7%	39,267 10.1%
Asian	7,304 10.1%	29,432 12.1%	49,838 12.9%

Language at Home (2023)

	1 Mile	3 Miles	5 Miles
Spanish	25,450 37.8%	81,140 35.5%	113,568 31.1%
Asian Language	4,037 6.0%	14,252 6.2%	20,241 5.5%

Ancestry (2023)

	1 Mile	3 Miles	5 Miles
American Indian (ancestry)	266 0.4%	627 0.3%	918 0.2%
Hawaiin (ancestry)	305 0.4%	1,106 0.5%	2,287 0.6%

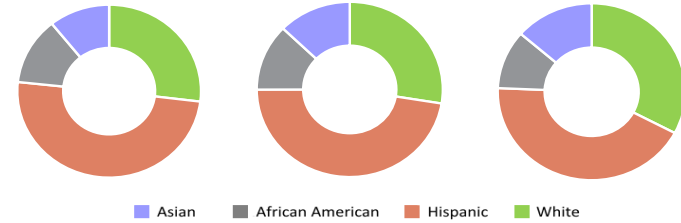
Household Income (2023)

	1 Mile	3 Miles	5 Miles
Per Capita Income	\$37,601 ---	\$39,491 ---	\$42,713 ---
Average HH Income	\$88,196 ---	\$98,290 ---	\$110,139 ---
Median HH Income	\$66,916 ---	\$74,482 ---	\$82,410 ---
Less than \$25,000	5,180 16.9%	15,580 15.9%	21,490 14.3%
\$25,000 - \$34,999	2,550 8.3%	7,320 7.5%	10,045 6.7%
\$35,000 - \$49,999	3,512 11.4%	9,998 10.2%	14,001 9.3%
\$50,000 - \$74,999	5,759 18.8%	16,279 16.6%	23,245 15.5%
\$75,000 - \$99,999	4,026 13.1%	12,925 13.2%	19,037 12.7%
\$100,000 - \$149,999	4,934 16.1%	17,918 18.3%	27,639 18.4%
\$150,000 - \$199,999	2,750 9.0%	9,505 9.7%	16,995 11.3%
\$200,000+	1,967 6.4%	8,250 8.4%	17,674 11.8%

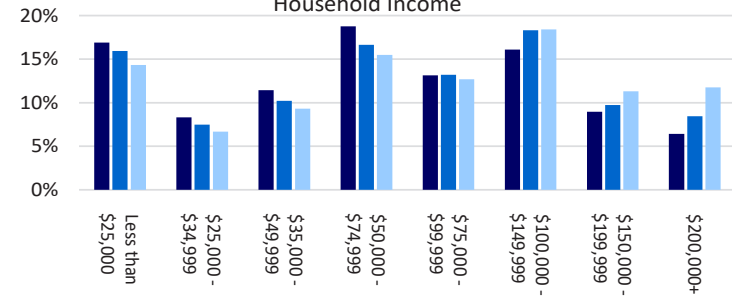
Education (2023)

	1 Mile	3 Miles	5 Miles
Less than 9th Grade	7,559 14.2%	24,032 13.8%	30,790 11.0%
Some High School	4,479 8.4%	12,817 7.3%	18,074 6.5%
High School Grad	8,101 15.2%	27,218 15.6%	45,960 16.5%
Some College	11,669 21.9%	39,321 22.5%	61,758 22.1%
Associate Degree	3,345 6.3%	11,160 6.4%	19,969 7.2%
Bachelors Degree	12,329 23.2%	39,207 22.5%	65,216 23.4%
Graduate Degree	4,109 7.7%	14,898 8.5%	26,471 9.5%

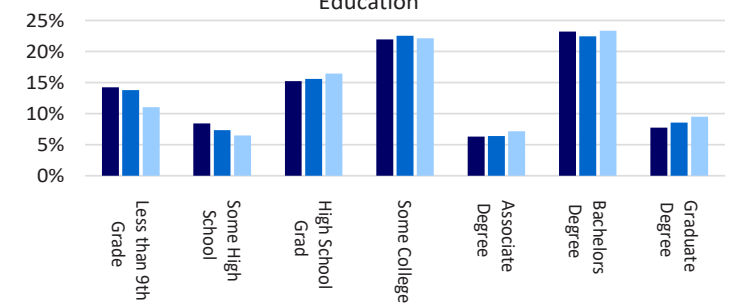
Race/Ethnicity



Household Income



Education



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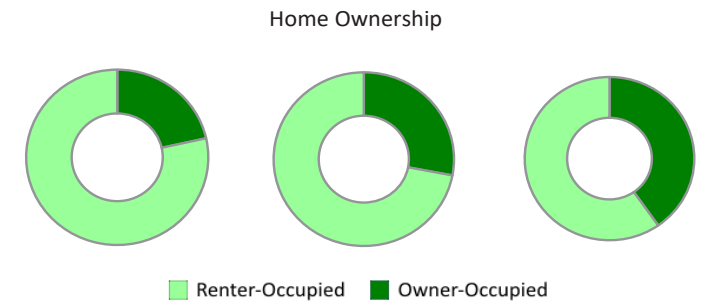
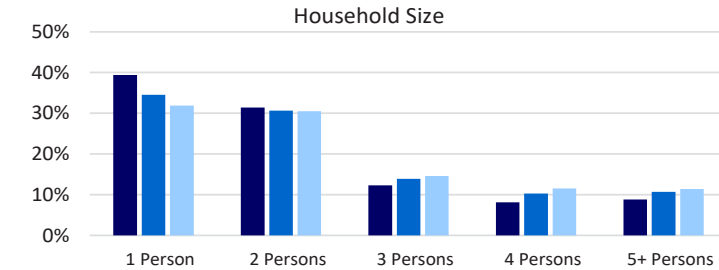
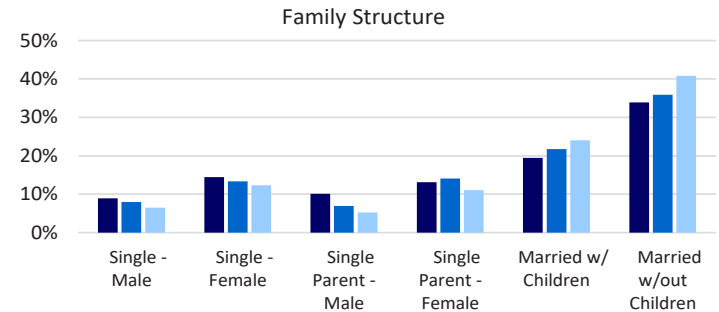


DEMOGRAPHICS

Consumer Profile Report

STI: PopStats, 2023 Q4

	1 Mile		3 Miles		5 Miles	
Family Structure (2023)	13,877		50,812		85,740	
Single - Male	1,238	8.9%	4,069	8.0%	5,586	6.5%
Single - Female	2,004	14.4%	6,802	13.4%	10,563	12.3%
Single Parent - Male	1,403	10.1%	3,518	6.9%	4,487	5.2%
Single Parent - Female	1,825	13.1%	7,164	14.1%	9,493	11.1%
Married w/ Children	2,705	19.5%	11,039	21.7%	20,592	24.0%
Married w/out Children	4,702	33.9%	18,220	35.9%	35,019	40.8%
Household Size (2023)						
1 Person	12,080	39.4%	33,744	34.5%	47,934	31.9%
2 Persons	9,641	31.4%	29,976	30.7%	45,795	30.5%
3 Persons	3,773	12.3%	13,569	13.9%	21,924	14.6%
4 Persons	2,488	8.1%	10,025	10.3%	17,327	11.5%
5+ Persons	2,696	8.8%	10,462	10.7%	17,148	11.4%
Home Ownership (2023)	30,679		97,775		150,127	
Owners	6,600	21.5%	27,376	28.0%	60,452	40.3%
Renters	24,079	78.5%	70,399	72.0%	89,675	59.7%
Components of Change (2023)						
Births	940	1.3%	3,063	1.3%	4,390	1.1%
Deaths	352	0.5%	1,335	0.5%	2,696	0.7%
Migration	-649	-0.9%	-1,912	-0.8%	-2,551	-0.7%
Unemployment Rate (2023)	6.2%		5.6%		5.3%	
Employment, Pop 16+ (2023)	59,940		200,978		321,546	
Armed Services	169	0.3%	306	0.2%	327	0.1%
Civilian	41,755	69.7%	138,680	69.0%	213,033	66.3%
Employed	39,165	65.3%	130,954	65.2%	201,683	62.7%
Unemployed	2,590	4.3%	7,726	3.8%	11,350	3.5%
Not in Labor Force	18,185	30.3%	62,298	31.0%	108,513	33.7%
Businesses						
Establishments	2,478	---	12,427	---	20,132	---
Employees (FTEs)	20,078	---	104,425	---	175,234	---



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